

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Oak Hill Combined Neighborhood Plan

CASE#: NPA-2012-0025.02 **DATE FILED:** Feb. 29, 2012 (in-cycle)

PC DATE: May 22, 2012

ADDRESS: 6804 Covered Bridge Drive

SITE AREA: Approx. 0.0872 acres

APPLICANT/AGENT: Thrower Design (A. Ron Thrower)

OWNER: Covered Bridge Assisted Living, L.P.

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Multi-Family **To:** Mixed Use

Base District Zoning Change:

Related Zoning Case: No Associated Zoning Case On File

Related Development Assistance Case: CD-2011-0010

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

PLANNING COMMISSION RECOMMENDATION: The motion to approve staff's recommendation for Neighborhood Mixed Use was approved on the consent agenda on a vote of 8-0, with Commissioner Anderson off the dais.

STAFF RECOMMENDATION: Mixed Use Recommended

BASIS FOR STAFF'S RECOMMENDATION: The request to change the Future Land Use Map from Multifamily to Mixed Use meets the following neighborhood plan Goals, Objectives, and Recommendations:

OAK HILL VISION STATEMENT

As a unique yet integral part of Austin and Travis County, the Oak Hill Area will support measured, sustainable growth in residential and commercial development while maintaining

the existence and integrity of its environmental resources, and that of the community and its neighborhoods.

GOALS, OBJECTIVES, AND RECOMMENDATIONS

CHAPTER 6: LAND USE AND DEVELOPMENT

6.A. Provide opportunities for high-quality new development and redevelopment.

6A.1 Ensure quality of new construction and renovations.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1 Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a. Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b. Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns.

6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated activity areas) at strategic locations.

6.E. Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

6.E.1. Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments.

6.E.1d. Find ways to attract businesses that will enhance services available to the community.

6.E.1e . Encourage more doctors, dentists, and other medical professionals to locate in the area.

Staff analysis: This request is a cleanup item of a 0.0872 acre strip that was inadvertently left out of Neighborhood Plan Amendment Case NPA-2011-0025.01 that was passed by City Council on June 23, 2011. The request to change the future land use map from Multifamily to Mixed Use is consistent with the plan goals and consistent with the surrounding mixed use and multi-family land uses.

Description of Multi-Family land use category:

Multifamily Residential

Higher-density housing with 3 or more units on one lot.

Purpose

- Preserve existing multifamily and affordable housing;
- Maintain and create affordable, safe, and well-managed rental housing; and
- Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
- Applied to existing or proposed mobile home parks.

Application

- Existing apartments should be designated as multifamily unless designated as mixed use;
- Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
- Changing other land uses to multifamily should be encouraged on a case-by-case basis.

Description of Mixed Use land use category:

Mixed Use

An area that is appropriate for a mix of residential and non-residential uses.

Purpose

- Encourage more retail and commercial services within walking distance of residents;
- Allow live-work/flex space on existing commercially zoned land in the neighborhood;
- Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
- Create viable development opportunities for underused center city sites;
- Encourage the transition from non-residential to residential uses;
- Provide flexibility in land use standards to anticipate changes in the marketplace;
- Create additional opportunities for the development of residential uses and affordable housing; and
- Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

- Allow mixed use development along major corridors and intersections;
- Establish compatible mixed-use corridors along the neighborhood's edge
- The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
- Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
- The Mixed Use (MU) Combining District should be applied to existing residential

- uses to avoid creating or maintaining a non-conforming use; and
- Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

LAND USE PLANNING PRINCIPLES

The change in future land use from multi-family to mixed use is supported by the following land use planning principles.

- ***The request meets the following land use principles by continuing an established mixed use land use pattern and by potentially providing additional housing, retail, restaurant, offices, and congregate living options for the Oak Hill Planning Area. The request is not an incompatible land use for this area which has a mix of land uses.***
 - Ensure that the decision will not create an arbitrary development pattern;
 - Ensure an adequate and diverse supply of housing for all income levels;
 - Minimize negative effects between incompatible land uses;
 - Discourage intense uses within or adjacent to residential areas;
 - Ensure similar treatment of land use decisions on similar properties;
 - Balance individual property rights with community interests and goals;
 - Avoid creating undesirable precedents;
 - Promote expansion of the economic base and create job opportunities;
 - Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;
 - Promote development that serves the needs of a diverse population.
- ***The request will be required to meet all Development Code and S.O.S. Ordinance regulations that are designed to preserve water quality and protect environmentally sensitive areas.***
 - Minimize development in floodplains and environmentally sensitive areas;
 - Promote goals that provide additional environmental protection;
 - Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);
 - Ensure adequate transition between adjacent land uses and development intensities;
 - Recognize current City Council priorities;
 - Consider infrastructure when making land use decisions;
- ***These principles are not directly applicable to this request.***
 - Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;
 - Protect and promote historically and culturally significant areas;

BACKGROUND: This property consists of a 0.0872 acre strip that was left out of Neighborhood Plan Amendment Case NPA-2011-0025.04 that was passed by City Council

on January 26, 2012 (please note this case number and date are corrected from the staff report submitted to Planning Commission). The application was filed in-cycle on February 29, 2012. The plan amendment meeting was held on April 25, 2012. Approximately 50 meeting notices were mailed to property and utility account holders located within 500 feet of the property, in addition to neighborhood and environmental groups registered with the City. More information regarding this meeting is in the Public Meetings section of the report.

The applicant is requesting a change in the future land use map (FLUM) from Multifamily to Mixed Use. In the associated development assessment case, CD-2011-0010, the applicant is requesting to change the zoning on the property from GR-NP (Neighborhood Commercial-Neighborhood Plan) to PUD-NP (Planned Unit Development –Neighborhood Plan). A briefing to City Council of this PUD Development Assessment was conducted on April 26th, 2012. No zoning case has been filed at this time. The property owners propose to build an assisted living facility.

PUBLIC MEETINGS: The ordinance required plan amendment meeting was held on April 25, 2012. Fifty notices were mailed to property owners, utility account holders living within 500 feet of the property, in addition to neighborhood organizations and environmental groups registered with the City. Approximately 20 people attended the meeting.

After Justin Golbabai, Planning and Development Review Department staff member described the request and the plan amendment process, Ron Thrower, the applicant's agent, reiterated that this was a clean-up item from a previous Neighborhood Plan Amendment. There was no further discussion of this item.

After the Neighborhood Plan Amendment meeting, the Oak Hill Neighborhood Plan Contact Team meeting was called to order. At that meeting, the Oak Hill Planning Contact Team voted 9 to 0 with 1 abstention to support the applicant's request for a neighborhood plan amendment. On May 4, 2012, a letter supporting this neighborhood plan amendment was submitted by the Oak Hill Planning Contact Team and is included in this case report.

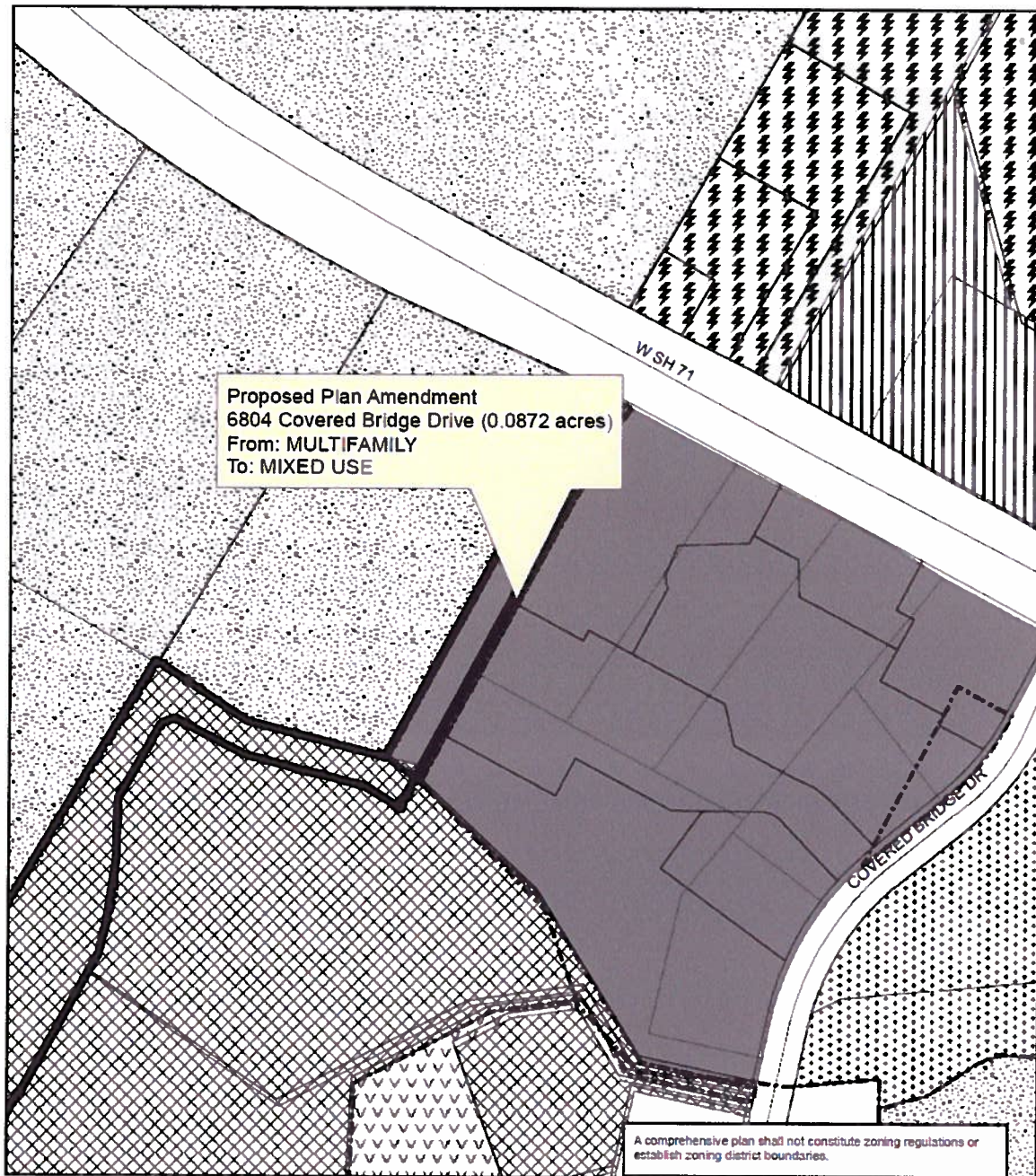
CITY COUNCIL DATE: June 28, 2012

ACTION: Pending

CASE MANAGER: Justin Golbabai

PHONE: (512) 974-6439

EMAIL: Justin.Golbabai@austintexas.gov



Oak Hill Combined Neighborhood Plan NPA-2012-0025.02

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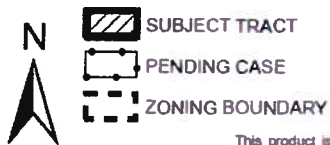
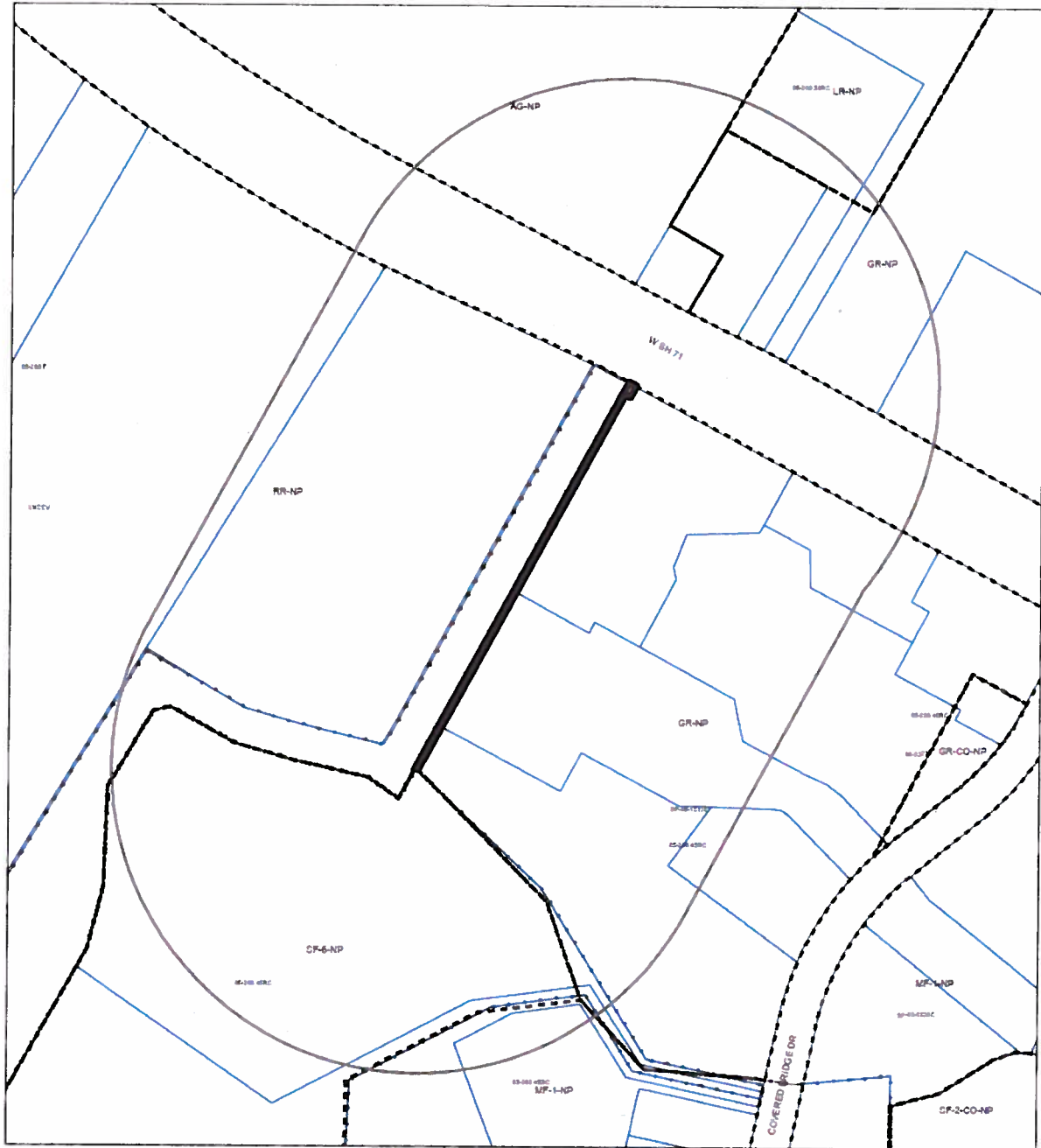
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City of Austin
Planning and Development Review Department
Created on 04/09/2012_ M Meredith



- Legend**
- 500ft notification boundary
 - SDE.flum_combined
 - Rural Residential
 - Single-Family
 - Higher-Density Single-Family
 - Mixed Residential
 - Multi-Family
 - Neighborhood Mixed Use
 - Mixed Use
 - Civic
 - Recreation & Open Space



NEIGHBORHOOD PLAN AMENDMENT

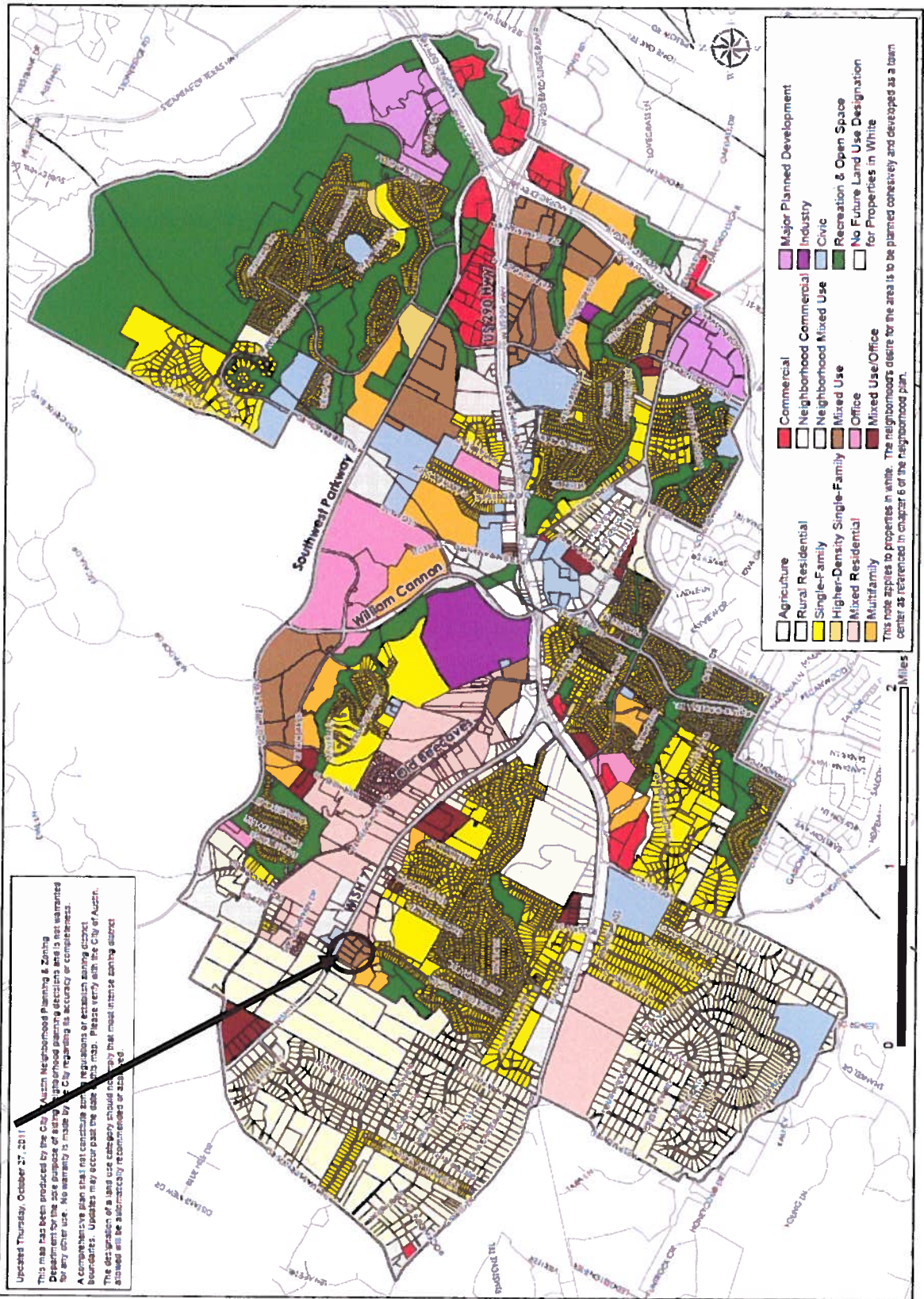
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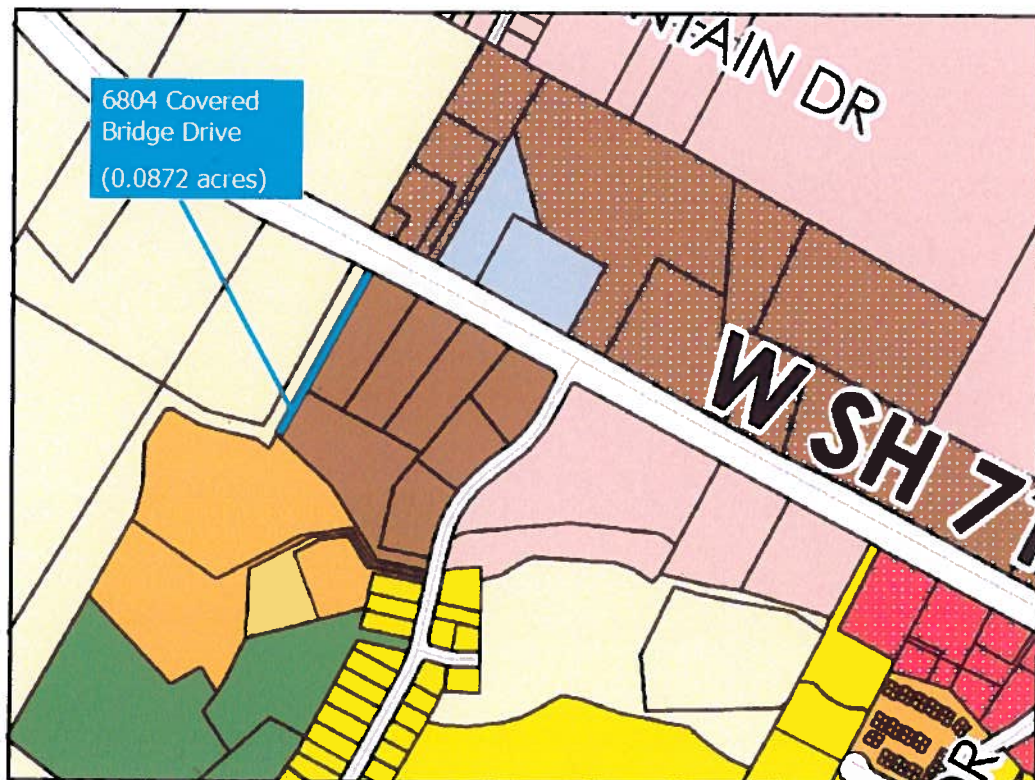
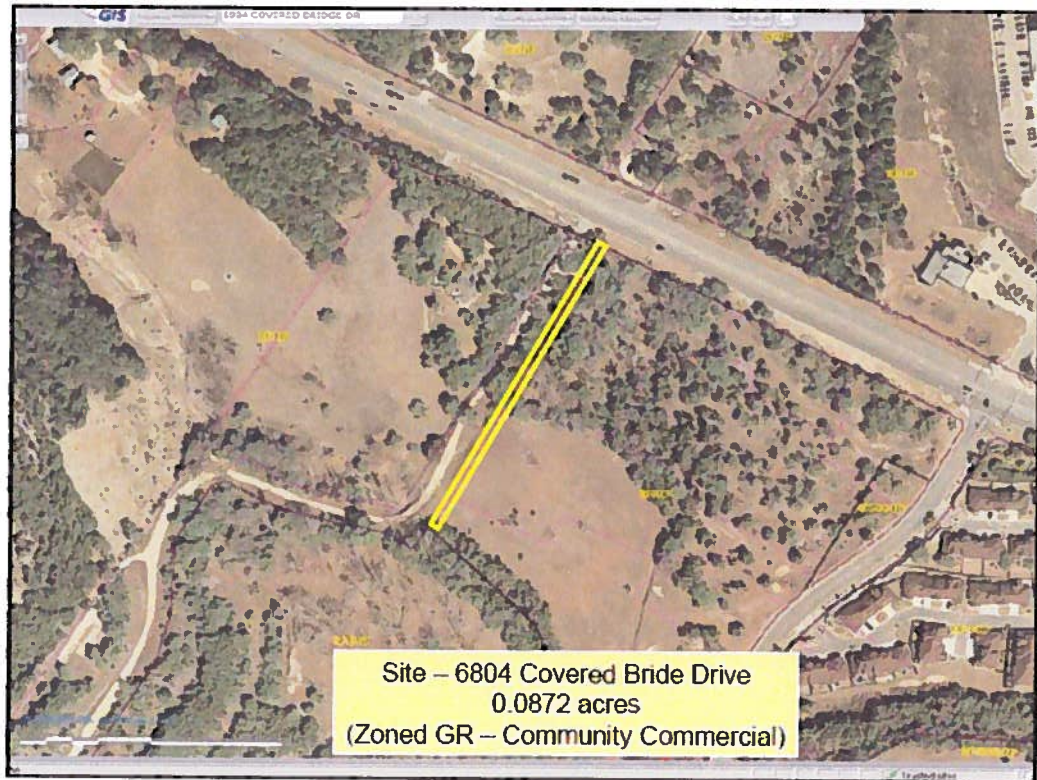


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Oak Hill Combined Neighborhood Plan Future Land Use Map





Brian Reis, Chair
Stacie Engeling, Vice-Chair
Danielle Lepper, Secretary



Date: December 6, 2011
Revised May 4, 2012

To: Maureen Meredith, Senior Planner
City of Austin, Planning & Development Review Department,
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: 5' Strip of Property Adjacent to 8739-8743 Highway 71 (property near Covered Bridge)
Owner's Representative: Ron Thrower

On November 30, 2011, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the applicant's proposed future land use amendment for the property located at 8739-8743 Highway 71. The applicant has requested a change in land use from Higher-Density Single Family to Multifamily. Several members of the contact team attended the community meeting held early that evening and heard the request.

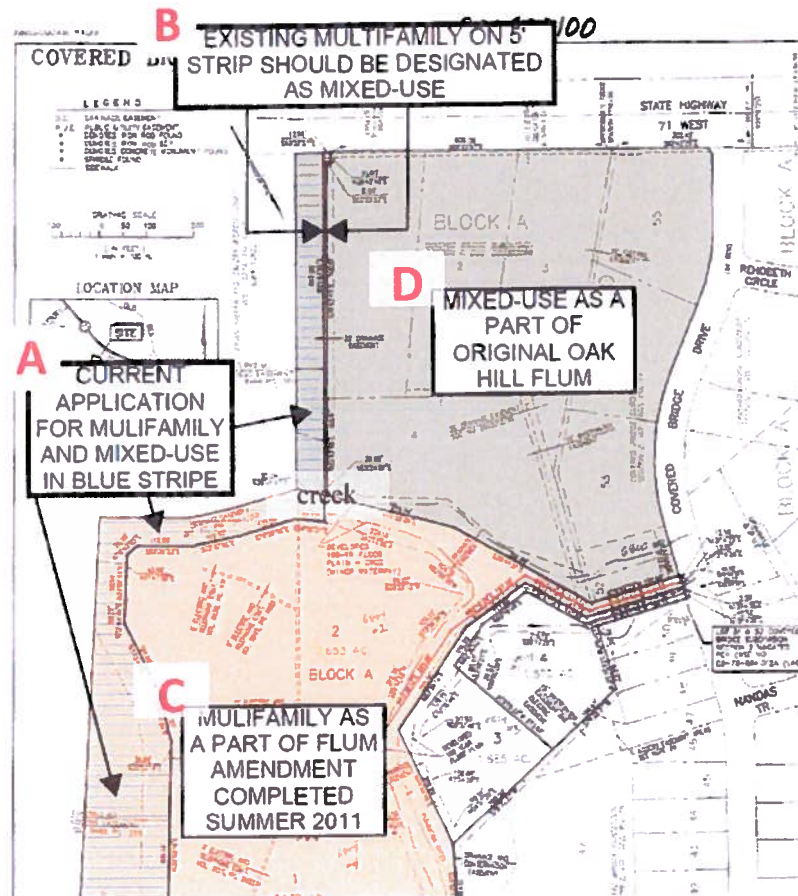
The OHNPCT voted to support the application if the **area north of the creek, being approximately 1.0 acre, was changed from "Rural Residential" to "Mixed-use"; and the area south of the creek, approximately 5.10 acres, was changed from "Rural Residential" to Multi-Family,** labeled as 'A' on the following graphic. The concept and decision to allow the changes is to have the requested property's Future Land Use Map designation coincide with the abutting Future Land Use Map designations of the land to the east of the subject property, labeled 'C' and 'D'.

On April 25, 2012, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the above referenced applicant's proposed future land use amendment for a 5' strip of property adjacent to the previously approved property located at 8739-8743 Highway 71. The applicant has requested a change in land use for this 5' strip of land out of Lot 2, Covered Bridge, Section 8 which is now currently designated on the FLUM as Multifamily, labeled as 'B' and 'C' on the following graphic. To be consistent with the recommendation described in this letter for the tract labeled 'A', this 5' strip of land out of Lot 2, Covered Bridge, Section 8 should also have a FLUM designation of Mixed-use.

Please accept this revised letter as support from the OHNPCT for the 5' strip of land north of the creek to also be changed to Mixed-use on the FLUM.

Please let me know if you have any questions.

Brian Reis, Chair
Stacie Engeling, Vice-Chair
Danielle Lepper, Secretary



Sincerely,

Brian Reis
Chair, OHNPCT

Cc: Stacie Engeling – Vice Chair
Danielle Lepper – Secretary

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